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WATERVILLE INDUSTRIES, INC., a Rhode Island corporation, grants to TRAFTON PROPERTIES, INC., a Maine corporation, with QUITCLAIMS COVENANTS, the land located in Waterville, County of Kennebec, State of Maine, and being the property more particularly described in EXHIBIT A attached hereto and made a part hereof by reference.

For source of title of this grantor, see deed from FINANCE AUTHORITY OF MAINE dated November 15, 1983, recorded in the Kennebec County Registry of Deeds in Book 2631, Page 51.

ALSO hereby conveying all rights, easements, privileges and appurtenances belonging to the premises hereinabove described.

IN WITNESS WHEREOF, the said WATERVILLE INDUSTRIES, INC. has caused its corporate name to be signed and its corporate seal affixed hereto by EDWARD A. RAMSEY, its President hereunto duly authorized, this 6th day of May, 1987.

WATERVILLE INDUSTRIES, INC.

By

Edward A. Ramsey
Edward A. Ramsey
President

STATE OF RHODE ISLAND
PROVIDENCE, SC.

Personally appeared the above-named EDWARD A. RAMSEY, President of said WATERVILLE INDUSTRIES, INC., and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said WATERVILLE INDUSTRIES, INC.



Before me,

Dona M. A. Dall

Notary Public

My Commission Expires 6/30/91

Dona M. A. Dall

Heir

EXHIBIT A

A certain lot or parcel of land located on the South side of the Trafton Road in the City of Waterville, Kennebec County, State of Maine and bounded and described as follows to wit:

Beginning at a point on the Southerly line of the Trafton Road at the Northeasterly corner of land now or formerly of Victor M. Curtis and Ruth T. Curtis as recorded in the Kennebec County Registry of Deeds in Book 1602, Page 743, thence South fifty nine degrees forty nine minutes East (S 59° 49' E) along the Southerly line of the Trafton Road two thousand nine hundred twenty nine and four tenths feet (2,929.4') to a point marking the Northwesterly corner of other land now or formerly of Waterville Industries Inc. and the Northeasterly corner of the herein conveyed lot, thence South twenty eight degrees forty six minutes West (S 28° 46' W) along the Westerly line of of other land, now or formerly of the herein grantor one thousand sixty three and one tenth feet (1,063.1'), more or less, to a point on the Northerly line of land now or formerly of Malvina Sherrard as recorded in the Kennebec County Registry of Deeds in Book 1378, Page 159, and the Southeasterly corner of the herein conveyed lot, thence North sixty degrees forty five minutes West (N 60° 45' W) along the Northerly line of Sherrard two thousand eight hundred seventy four and one tenth feet (2,874.1') to a point on the Easterly line of land now or formerly of Victor M. Curtis and Ruth T. Curtis and the Southwesterly corner of the lot herein conveyed, thence North twenty five degrees fifty six minutes East (N 25° 56' E) along the Easterly line of Curtis one thousand one hundred twelve and two tenths feet (1,112.2'), more or less, to a point on the Southerly line of the Trafton Road and the point of beginning.

Also conveying any land between the herein described parcel and the Trafton Road. The herein described parcel of land contains seventy two and four tenths acres (72.4 ac.), more or less, and is a portion of parcel two of the premises described in a deed from Gano Associates, Inc. to the herein grantor dated May 28, 1986 and recorded in the Kennebec County Registry of Deeds in Book 2957, Page 321. The above described parcel is subject to the same reservations, covenants, exceptions, and easements as found in Book 2957, Page 321. Reference is also made to a plan entitled "Survey of Property to be purchased by Wyandotte Industries Corp., Waterville, Maine by Robert S. Smith, dated June, 1969", and recorded in the Kennebec County Registry of Deeds in Plan Book 39, Pages 44 and 45.

The bearings and distances used in this description are based on computations performed on the above mentioned plan.

RECEIVED KENNEBEC SS.

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